

COMMUNITY BOARD 1-MANHATTAN
MINUTES

DATE: Tuesday, November 28, 2023

TIME: 6:00 PM

PLACE: Manhattan Borough President's Office
1 Centre Street, 19th Floor - Southside
and Live Remote Meeting - <https://live.mcb1.nyc>

The public is welcome to attend in person or on webex

AGENDA

Public Session (6:10 PM – 7:00 PM)

A) Comments by members of the public (1-2 minutes per speaker)

- Adam Sinovsky - Speaking in opposition to the proposed shelter at 41-43 Beekman St.
- Anthony Medigo - Deferring his comments to align with others from Fulton Street
- Eric Yu - Speaking in opposition to the proposed shelter at 41-43 Beekman St.
- Andrew Dell'Olio - Speaking in opposition to the proposed shelter at 41-43 Beekman St.
- Edmund Namm - Speaking in opposition to the proposed shelter at 41-43 Beekman St.
- Elizabeth York - Speaking in opposition to the proposed shelter at 41-43 Beekman St.
- Edmund A. Nahm - Speaking in opposition to the proposed shelter at 41-43 Beekman St.
- Vlad Kogan - Speaking in opposition to the proposed shelter at 41-43 Beekman St.
- Zjantelle - Speaking in opposition to the proposed shelter at 41-43 Beekman St.
- Erica L. Marshad - Speaking in support of draft resolution for 70-72 Laight Street
- Andrew Lax - Speaking in support of draft resolution for 70-72 Laight Street
- Ashley C. Emerole - in opposition to 35 Wall St
- Dawn Cameron - Speaking in opposition to the proposed shelter at 41-43 Beekman St.

Public Hearing (6:42 PM – 6:43 PM)

Topic: [City of Yes for Economic Opportunity proposal \(N240010ZRY and N240011ZRY\)](#)
Zoning Text Amendment

Business Session

A) Adoption of October 2023 minutes

Motion to adopt was passed unanimously as presented by a roll call of 39 in favor, 0 opposed, 0 abstained and 0 recused

B) Updates from Elected Officials

- Lupe Hernandez, Public Advocate Jumaane Williams Office - Updated attendees on programs that impact the community

- Tevin Williams, Congressman Dan Goldman’s Office - Updated attendees on various congressional proposals and community work
- Jasper Scott, Assemblymember Grace Lee’s Office - Updated attendees on various initiatives that impact the community
- Andrew Chang, Manhattan Borough President Mark Levine’s Office – Updated attendees on upcoming meetings and initiatives that impact the community
- Robin Forst, Mayor Adam’s Office – Updated attendees on various city proposals and community work
- Max Deutsch, Council Member Chris Marte’s Office – Updated attendees on initiatives that impact the community
- Peter Tse, District Attorney Alvin Bragg’s Office - Updated attendees on initiatives that impact the community

C) District Manager’s Report – Z. Bommer

D) Chairperson’s Report – T. Meltzer

Report

Committee Reports

November 2023 resolutions

Committee Reports

A) **Executive Committee**

T. Meltzer

1. Application for a new license for an adult use retail dispensary license or CAUD or ROD or MicroBusiness by applicants at the following locations - Resolution
 - 40 Water Street, Sadar Adil Khan
 - 80 John Street, GSEBAT Inc.
 - 80 John Street, NSEBAT Inc.
 - 80 John Street, Canna Dreams
 - 80 John Street, DTPFF Enterprises
 - 96 Greenwich Street, Happy123NYC LLC
 - 110 Greenwich Street, Happy123NYC LLC
 - 120 Greenwich Street, OMG NY Retail Holdings LLC
 - 176 Broadway, Broadway NY Canna Ventures LLC
 - 176 Broadway, Encore Retailer II LLC
 - 312-322 Canal Street, Jordan Forrester
 - 111 Fulton Street, New York THC Company
 - 161 Hudson Street, Good Day Flower LLC
 - 161 Hudson Street, Nicole Polsinelli
 - 88 Nassau Street, Mailk Zindani
 - 386 Canal Street, Jordan Forrester

Vote was passed by 40 in favor, 1 opposed, 0 abstained and 0 recused
2. 35 Wall Street, application for a new application for an adult use retail dispensary license for 35 WS TH LLC dba TBD - Resolution

Vote was passed by 28 in favor, 9 opposed, 3 abstained and 0 recused
3. Applicants that have notified CB1 they have withdrawn their application for an adult use retail dispensary license or CAURD or ROD or MicroBusiness - Resolution

Vote was passed by 40 in favor, 1 opposed, 0 abstained and 0 recused

4. BBJ/Lippman Commission 2.0 Local Community Appointees - Resolution
Vote was passed by 40 in favor, 0 opposed, 0 abstained and 0 recused
5. Proposed rule change: Open Dining NYC, DiningOutNYC - Report
6. CB1 Guidelines on Review of Cannabis Applications - Report

B) Quality of Life & Service Delivery Committee P. Moore

1. Shelter Updates in MCB1: 41-43 Beekman Street and 105 Washington Street - Report
2. Alexander Hamilton U.S. Custom House construction - Report
3. Residential Waste Containerization - Report
4. Demolition & Environmental Updates - Report
5. DDC/Street Reconstruction Updates - Report
6. The Flea Theater - Report

C) Land Use, Zoning & Economic Development Committee P. Kennell

1. Downtown Alliance, Neighborhood Quarterly Update - Report
2. [City of Yes for Economic Opportunity proposal \(N240010ZRY and N240011ZRY\)](#)
Zoning Text Amendment – Report

D) Landmarks & Preservation Committee J. Friedman

1. Docket #24-00195 - 32-34 Walker Street in the Tribeca East Historic District and include 32-s demolition of the one-story building at the corner (32 Walker), construction on the lot of a new building, and a rooftop addition - Resolution
Vote was passed by 36 in favor, 1 opposed, 3 abstained and 0 recused
2. Docket # 24-00099 - 70 Franklin Street, rooftop garden and elevator bulkhead -
Resolution
Vote was passed by 37 in favor, 1 opposed, 2 abstained and 0 recused
3. Docket #24-00782 - 55 Hudson Street, proposed replacement windows at Staples Street
Facade - Resolution
Vote was passed by 40 in favor, 0 opposed, 0 abstained and 0 recused
4. Docket #23-11765 - 134-140 Duane Street, facade restoration rehabilitation – Resolution
Vote was passed by 40 in favor, 0 opposed, 0 abstained and 0 recused
5. Streets in Landmarked Historic Districts, request for guideline development - Report

E) Waterfront, Parks & Cultural Committee A. Zelter

1. Duane Street Park, Restoration & Expansion - Resolution
Vote was passed by 36 in favor, 2 opposed, 2 abstained and 0 recused
2. The Midtown Equities team, access to the Battery Maritime Building Great Hall - Report
3. Hudson River Park Trust (HRPT) Quarterly Update - Report
4. Gotham Park Planting - Updates, Rosa Chang, Co-Founder Gotham Park - Report

- F) **Environmental Protection Committee** A. Blank
1. Lower Manhattan Coastal Resiliency (LMCR) quarterly update - Report
 2. Battery Park City Authority update on the North West Battery Park City Resiliency Project - Report
- G) **Transportation & Street Activity Permits Committee** B. Kay
1. Thames Street Pedestrian Plaza Amendment to have a new traffic study after WTC5 is built - Resolution
Vote was passed by 31 in favor, 2 opposed, 2 abstained and 0 recused
 2. Thames Street Pedestrian Plaza - Resolution
Vote was passed by 11 in favor, 19 opposed, 5 abstained and 0 recused
 3. New NYC Ferry Contract with Hornblower Group - Report
 4. Proposed rule change: Prohibition of Vending on Elevated Pedestrian Walkways and Bicycle Lanes on a Bridge or Bridge Approaches – Report
 5. Proposed rule change: Open Culture Program, Open Street Events and Extension of Street Fair Moratorium - Report
- H) **Battery Park City Committee** J. Cuccia
1. BPC Greenway Playscape/ Pataki Parkway Activation – Report
 2. Senator Brian Kavanagh’s Bill NY State Senate Bill 2023-S2963 - Report
 3. Wagner Park Task Force Membership and MOU creation and structure – Report
 4. BPC Security Update – Report
 5. Programming, Construction and Event Updates - Report
- I) **Licensing & Permits Committee** S. Cole
- Financial District area**
1. 108 Greenwich Street, JRZAC LLC, application for a new license and a temporary retail permit for full liquor license - Resolution
Vote was passed by 35 in favor, 1 opposed, 0 abstained and 0 recused
 2. 100 Broad Street, LLC to be formed by Tsion Besusan, application for a new license and a temporary retail permit for full liquor license - Resolution
Vote was passed by 35 in favor, 1 opposed, 0 abstained and 0 recused
 3. 10-12 Cortlandt Street, Barcade WTC LLC d/b/a Barcade - Resolution
Vote was passed by 35 in favor, 1 opposed, 0 abstained and 0 recused
 4. 133 Greenwich Street 1st floor, 133 Greenwich LLC, new application for full liquor license and temporary retail permit for wine, beer & cider license - Resolution
Vote was passed by 35 in favor, 0 opposed, 1 abstained and 0 recused
 5. 133 Greenwich Street 6th floor, 133 Greenwich LLC, method of operation change on full liquor license - Resolution
Vote was passed by 35 in favor, 0 opposed, 1 abstained and 0 recused

Tribeca area

1. 39 Avenue of Americas, York Street Lssee DE LLC, York Street LLC, Hersha Hospitality Management LP d/b/a Hilton Garden Inn Tribeca, Corporate change on a full liquor license - Resolution
Vote was passed by 35 in favor, 1 opposed, 0 abstained and 0 recused
2. 70-72 Laight Street, Taylor Collective LLC d/b/a Sub Rosa, new application and temporary retail permit application for full liquor license - Resolution
Vote was passed by 33 in favor, 1 opposed, 2 abstained and 0 recused
3. 456 Greenwich Street, BCS Washington Street LP and Hotel Barrier Management USA LLC, method of operation change to extend closing hours on full liquor license - Resolution
Vote was passed by 31 in favor, 1 opposed, 1 abstained and 0 recused

New Business

Old Business

Adjournment

All documents relating to the above agenda items are on file at the Community Board 1 office and are available for viewing by the public upon written request to man01@cb.nyc.gov

At all meetings, additional items may be raised as "New Business"